



### DESCRIPTION

Dollar General Corp. focuses on customers that most other retailers ignore. The company serves the consumable basic needs of customers mainly in the low- and middle-income brackets and those with fixed incomes. Its merchandise assortment includes health and beauty aids, packaged food, cleaning supplies, housewares, stationary, seasonal goods, basic apparel, and domestics.

As of October 17, 2007, Dollar General operated 8,184 stores in 35 states, mainly in the Southern, Southwestern, Midwestern, and Eastern U.S. The average Dollar General store has about 6,800 sq ft of selling space, and serves customers living within a five-mile radius.

### PRICE, UTAH

Price is the County Seat of Carbon County, UT and the largest city in Carbon County. The city of Price and its surrounding communities have a population of over 17,000 people.

Historically, Price's economy has been linked to mining. As such, with the current growth in demand for energy supplies, Price and other areas in Eastern Utah have experienced some economic growth.

Price is also home to the College of Eastern Utah with an approximate enrollment of 2500 students. The city is central to many recreational spots in Utah located in the heart of what is known as "Castle Country" due to some distinctive geological features. Additionally Price is in close proximity to Nine-Mile Canyon and the Manti LaSal National Forest.

### ABOUT TENANTS-IN-COMMON

Tenants-in-Common or TIC ownership allows multiple buyers to purchase an undivided percentage of a single piece of property. Each buyer receives his own deed to the property and benefits from all of the income, tax shelters and appreciation it provides. All Rockwell TIC properties have the following characteristics:

- \$50,000 minimum purchase amount
- Property is offered debt-free
- Strong national companies as tenants
- Long-term, corporate-guaranteed lease
- No closing costs
- Satisfies IRS requirements for 1031 exchanges



### PROPERTY INFORMATION

TENANT	Dollar General
LOCATION	454 E. Main St. Price, UT 84501
TYPE	Single-Tenant, Stand Alone, Retail
DATE BUILT	2007
TOTAL SQUARE FEET	9,014 sq. ft.
TOTAL PURCHASE PRICE	\$1,338,460

### LEASE INFORMATION

LEASE GUARANTOR	Dollar General		
LEASE TYPE	NNN-lease		
LEASE TERM	10 year initial term (3) 5-year renewal options 10% increases		
TOTAL ANNUAL RENT		CAP RATE	
YEARS 1-10	\$ 87,000	YEARS 1-10	6.50%
OPTION 1	\$ 95,700	YEARS 11-15	7.15%
OPTION 2	\$ 105,270	YEARS 16-20	7.87%
OPTION 3	\$ 115,797	YEARS 21-25	8.65%